

Technical Review Committee Meeting

Minutes of March 5, 2007

Attendance:

Members Present
Wayne Hamilton
David Foster (PW)
Mark Case
Mike Brookshire
Kevin Johnson
Scott Shuford
Bill Jones
Shannon Tuch

Members Absent
John Dankle
Bob Oast

Staff Present
Abby Moore
Alan Glines
Chad Pierce
Ashleigh Shuford
Blake Esselstyn
Nate Pennington

Chairman Shuford opened the meeting at 1:34.

Agenda Item	
Level II review for the project identified as <u>Bohemian Hotel Annex</u> , located at 11 Lodge Street. The request is for a 20-unit hotel annex. The owner is Kessler Asheville II, LLC and the contact is Justin Reid. The properties are identified in the Buncombe County tax records as PINs 9648.19-60-4028 & 3077.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	<p>Justin Ried, representative, responded to TRC comments/questions regarding the following:</p> <ul style="list-style-type: none"> • 20 rooms/3 levels/starts at 5' because of flood line/two elevators • Stacking distance 20' from property line; they are off by 6' to meet the 20' and will need to go to the BOA to review. • 11 parking spaces will be provided; only 8 are required • Site triangle requirements – will need to go to BOA for variance • The pedestrian based design will be reviewed by HRC • Mr. Ried identified the two exits and entrances on a site plan <p>Shawn Lynch, representative, responded to TRC comments/questions regarding the following:</p> <ul style="list-style-type: none"> • There will be no HC accessible parking because all the parking is valet • Need to reduce street trees by one – HRC to flex the requirement
Public Comments	
Speaker Name	Issue(s)
Patsy Brison	<ul style="list-style-type: none"> • Concerns regarding access on the 'L' shaped alley that wrapped around the old building • There is an old agreement for the Biltmore Company to park in the alley • Will there be any trenching during construction for the underground utilities? What result will that have on the current parking situation?
Commission Comments/Discussion	
Mark Case held discussion with applicant regarding: HC accessible parking, exit locations, encroachment agreement for exit on Lodge Street, valet parking location, and the issue that would arise if the property changed hands in the future and the valet parking no longer applied, how that would be handled.	

Bill Jones noted that Tulip Poplar trees will not last long term. Shannon Tuch responded that HRC requires the Tulip Polar trees in their guidelines.

Chad Pierce held discussion regarding the stacked parking and the possibility of running into issues with regard to the entrance being opened.

Commission Action

The TRC voted unanimously to continue the project to the April 2, 2007 meeting. Mark Case made the motion.

Agenda Item

Level II review for the project identified as Asheville Mini Storage, located at 990 Sand Hill Road. The request is for the construction of an additional storage building. The owner and contact is Carl Travis. The properties are identified in the Buncombe County tax records as PINs 9617.20-82-9209 & 9493.

Staff Comments

Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report.

Applicant(s) or Applicant Representative(s)

Carl Travis, owner/applicant, responded to TRC comments/questions regarding the following:

- Plan already existed in contour, not steep enough to require a retaining wall. Using rip-rap to stabilize.
- Worked with owner over past year and had agreement (verbal) regarding property – Wayne Hamilton recommended the applicant have an easement recorded to keep the area from being disturbed
- Will add a larger variety of species for landscaping
- Project cost is lower because family and friends are doing work. Only subbing out framing and metal. Chad Pierce noted the fire wall will add significant increase in the cost of the project. Shannon Tuch also noted that even if the project is being built by family/friends – the cost must be included
- When the property was purchased, it was in the existing conditions – project was started in 2000, initial property had high dirt and it was simply pushed over to the property. Over time, dirt has been brought in and it was finished 6 months ago.

Public Comments

Speaker Name

Issue(s)

No Public Comment

Commission Comments/Discussion

Mark Case noted the close proximity of the building to property line, which will require a two-hour fire wall.

Bill Jones noted that no single species can account for 25% of landscaping

Chad Pierce noted the grading permit had not been approved

Wayne Hamilton expressed concern to continue the project until a utility plan is submitted (showing location of the nearest fire hydrant.

Commission Action

The TRC voted unanimously to continue the project to the March 19, 2007 meeting. Shannon Tuch made the motion.

Agenda Item	
Amendment to the Conditional Zoning approval for CI CZ (Commercial Industrial Conditional Zoning) to allow for additional uses for the project located at <u>103 N. Bear Creek Road</u> . The amendment seeks the approval to allow for the use as a private K-12 school, in addition to child care center. The owner is Greland, LLC and the contact is Ken Huck. The property is identified in the Buncombe County tax records as PIN 9628.10-46-7726.	
Staff Comments	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Representative(s)	Gerald Green, representative, responded to TRC comments: <ul style="list-style-type: none"> • Will shorten species list • Met with Wayne Hamilton on comments and there is adequate pressure for sprinkler • Existing structure will be a full day care center • Other comments will be addressed
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
<p>Mark Case questioned the use as a residence. Ms. Cogburn responded that the residential use has never ceased for more than 180 days. Possible uses: office, residence with child care home, child care center, lounge for staff and storage.</p> <p>Scott Shuford asked that the applicant list all possible uses for the property so the project will not have to come back through the process.</p> <p>Wayne Hamilton noted that if the building is sprinklered, the road length comment from the staff report can be omitted. Also, the private drive needs names in order to address the structures.</p> <p>Bill Jones listed the plant species he believed would not survive.</p>	
Commission Action	
The TRC voted unanimously to approved the project with the conditions outlined in the staff report with the added comment (1) the existing single-family use be grandfathered (2) private drive to requiring naming (3) re-evaluate species list (4) Fire protection plan be re-submitted to the COA Engineering Department.	

Agenda Item	
Final Review of the Conditional Zoning request for property located at 723 Fairview Road for the project identified as <u>Families Together</u> . The conditional zoning request seeks the rezoning from RS8 (Residential Single-Family Low Density) district to OII CZ (Office II Conditional Zoning) district, for an office building and shared parking with a City recreational facility. The owner is Dan Zorn and the contact is Clay Mooney. The properties are identified in the Buncombe County tax records as PINs: 9657.06-48-9779, 9657.07-58-0712 & 0682 and a portion of 9657.06-48-7385	
Staff Comments	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or	Clay Mooney, representative was available for TRC questions.

Representative(s)	
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Chad Pierce stated the waterline plans should've been submitted with the final plans. Julia Cogburn responded that no grading I required for this project.	
Mark Case noted the applicant will need to apply for a change of use permit.	
Commission Action	
The TRC unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Pre application conference for Main Street at Biltmore Lake.	
Staff Comments	<p>Items discussed:</p> <ul style="list-style-type: none"> Proposed Urban Village project Project will be a straight rezoning with a masterplan Each phase of the project will return to TRC as a Level II project. 200,000 square feet of retail/office 230 residential units Over 800 parking spaces on site and in the garage Significant grade change Sidewalks are included in the plan Identify how the open space will be used and provide open space calculations The buffer will be more than is required
Applicant(s) or Representative(s)	<p>Tony Fraga, representative, provided details:</p> <ul style="list-style-type: none"> Total of 40 acres Every use will have its own parking Access will be at street level
Commission Comments/Discussion	
<p>The TRC discussed the following issues:</p> <ul style="list-style-type: none"> TIA will be required Flood issue (undisturbed buffer) Construct trail without disturbing land Sidewalk required on existing streets Master water meter (allocation process). Would like to meet to discuss installation of meters and backflow Lot recombination Detention area The property will be rezoned UV all the way to the creek Cemetery 	